

MINUTES DRAFT
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS
THURSDAY JULY 12, 2012
6:30 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion

1. Call to Order

The meeting was called to order at 6:30 p.m.

2. Roll Call

Chairperson Butner, Commissioners Parrish, Freeman and Hough were present;
Commissioner Hisrich arrived at 6:32 p.m.; Vice Chairperson Blue and Commissioner
Norton were absent.

Also Present: Community Development Director Mike Jenkins, Building Official Robert
Foreman, and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Freeman.

4. Consent Agenda - All those items listed below may be enacted upon by one
motion and approved as Consent Agenda Items. Any item may be removed from
the Consent Agenda and considered as a separate item if a member of
Commission so requests.

a. Approval of Minutes:

06-07-2012 Special Session

b. Set Next Meeting, Date and Time:

As Needed

On a motion by Hough, seconded by Freeman, the Consent Agenda was
unanimously approved as presented.

5. Call to the Public for Items not on the Agenda

There was no public input.

**6. Public Hearing, Discussion and Possible Recommendation to Council for
Text Amendments to the Town of Camp Verde Planning & Zoning
Ordinance under Part Three, Section 306, Item B (Mobile/Manufactured
Home and Recreational Vehicle Park Standards), Item B.1.4, B.2.a & B.2.b
changing the agency responsible for using a mobile home rehabilitation
permit from the Town of Camp Verde to the Arizona Department of Fire,
Building and Life Safety, Office of Manufactured Housing and removing the
allowance to move a Mobile Home that was previously outside the Town
Limits into the Town. (This item has been continued from the Planning and
Zoning Commission Hearing of June 7, 2012)**

On a motion by Hough, seconded by Hisrich, the Commission unanimously voted
to continue this Item 6 to the next meeting for further discussion.

Community Development Director Jenkins, said he was following up on a request

from the Commission at the June 7th meeting for some input from the Town Attorney. He noted that the Town Attorney has provided some case law material for the members to read, together with his opinion that it appears that the Town would have the ability to at least prohibit mobiles that were previously outside the Town from being brought into the Town. Jenkins said that other communities have imposed the same prohibition, and to date there have been no court actions in protest. Jenkins also noted that Building Official Robert Foreman is in attendance. Foreman had crafted some of the language for the proposed text amendments, in particular the statement that “no mobile home may be moved into the Town of Camp Verde,” which was the issue brought back for further discussion.

The Commission discussion on the proposed text amendments commenced with clarification from Foreman that even though a mobile home has been refurbished and inspected by the Housing Authority, it gains no different nomenclature but is still a mobile home; the plumbing, electrical wiring and mechanical have not been brought up to current code, and cosmetic repairs are not a part of the rehab. The discussion, with input from Foreman and Jenkins, included the measures available for keeping track of where mobiles are situated, and the requirements for moving a mobile out of the Town, or replacing it. And under no circumstances would that same mobile be allowed to be returned to the Town.

Item 2c, on Page 4, was addressed, and it was determined that language be added to specify “*within the Town of Camp Verde*” in connection with moving a mobile home from one property or park to another. There was a suggestion to add a section to Item 2, possibly 2f, regarding the requirement for a demolition permit when moving the mobile outside of the Town. Jenkins read aloud the definition of a mobile home in response to a request from the Commission; the key date is “manufactured prior to June 15, 1976.” The members discussed the problems of “stockpiling” older mobiles on former sales lots, or reselling those mobiles and moving them to mobile home parks. It was suggested that language be crafted to also address those concerns, but to not create a problem for a mobile home owner wanting to move the home to another park.

Jenkins noted that other communities have placed a 20-year-old time limit on manufactured homes that are purchased and brought into the town; that could be applied to any mobile or manufactured home to be brought into Camp Verde. The members agreed that such a requirement should be looked into; Jenkins cautioned that it might possibly limit the availability of affordable homes which the Council believes is needed for Camp Verde. Jenkins said he would research the issue with other communities further in order to be sure that the language is crafted in the right way, including the 20-year-old time limit. It was agreed that such a requirement could take away the ability of slum lords to continue using the older homes. In response to a concern about the possibility of such a regulation resulting in “taking property,” Butner said that he believes that would be a reasonable type of regulation, and should result in cleaning up some problems over a period of time. Freeman suggested that staff also provide some documentation regarding the life span of the homes in order to support the logical choice of the 20-year provision. Hough would also suggest looking into size restraints based on concern about the issue of recreational vehicles. Butner also pointed out the language contained in the case law provided by the Town Attorney, regarding zoning ordinances being presumed valid, “and this presumption can be overcome only by a showing.... *that the classification is clearly arbitrary and unreasonable and without any substantial relation to the*

public health, safety, morals, or general welfare." Concluding the discussion, Jenkins said he would follow through with the research requested, and it was agreed that this item will be continued to the next meeting.

7. Call to the Public for Items not on the Agenda

There was no public input.

8. Commission Informational Reports

Chairperson Butner reported on his participation in the recent highly successful Prescott Frontier Days Rodeo this year from June 28 through July 4, 2012; all attendance records had been broken at this 125th Prescott Frontier Days Rodeo. Butner invited everyone to attend next year's Rodeo that promises to be another special event.

9. Staff

Jenkins outlined the recent collaboration with the Town Marshal that resulted in now having the assistance of the two recently hired Animal Control Officers who are being trained to also act as Code Enforcement Officers; this has eliminated the need to hire a Code Enforcement Officer, as had been planned and included in the budget. Jenkins said the new Animal Control Officers are being exceptionally well trained in Code enforcement, and he predicts a whirlwind coming through Camp Verde. He reviewed the recent amendments that have strengthened the Code, including the simplified procedural change in enforcement of nuisance and zoning violations. *In response to request for clarification, Jenkins said that for the present, enforcement will be based on complaints.*

10. Adjournment

On a motion by Hisrich, seconded by Parrish, the meeting was adjourned at 7:18 p.m.

Joe Butner, Chairman

Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 12th day of July 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2012.

Margaret Harper, Recording Secretary